

Ron Cox  
79058 Cove Beach Rd.  
Falcon Cove, OR 97102

April 13, 2022

Re.: Short Term Rental policy discussions

Dear Board of Commissioners,

I would like my comments here to be entered into the record for the April, 13 2022 commissioners meeting.

This issue of short term rentals within Clatsop County came to light by claims initiated by two individuals from the Falcon Cove area who also serve as members of the board of the private water district. We have witnessed a seemingly endless litany of spurious claims of property neglect, overbooking of rentals, ties to criminal activity, sanitation code violations, excessive water usage, detrimental environmental impact, threats to public health, noise nuisances, parking / road use violations, decreases in property values, increases in property values, elimination of low-income housing, diminished civic involvement. Casual inspection of the the facts will show that these claims are quite simply false.

These same individuals have made unsubstantiated claims in the Daily Astorian and Oregonian newspapers that short term rentals are solely responsible for increasing property values<sup>1</sup> (somehow they are against this?), a lack of civic involvement. Going so far as to advocate prohibiting second home ownership within the county and keeping dogs as pets.<sup>2</sup> Asserting that short term rentals remove low-income housing in the county. The idea that homes in Falcon Cove and Arch Cape being let out as low-income housing is ridiculous.

It has been asserted that short term rentals violate zoning for operation of commercial enterprises in a residential neighborhood. It should be noted that the two individuals mentioned above, operate LLCs with their primary place of business listed as their Falcon Cove / Arch Cape addresses. "EVOC LLC" (Oregon Business registry number 1691367-94), "Financial Affairs LLC" (Oregon Business registry number 894952-96), "Granite Peach LLC" (Oregon business registry number 837455-97).

---

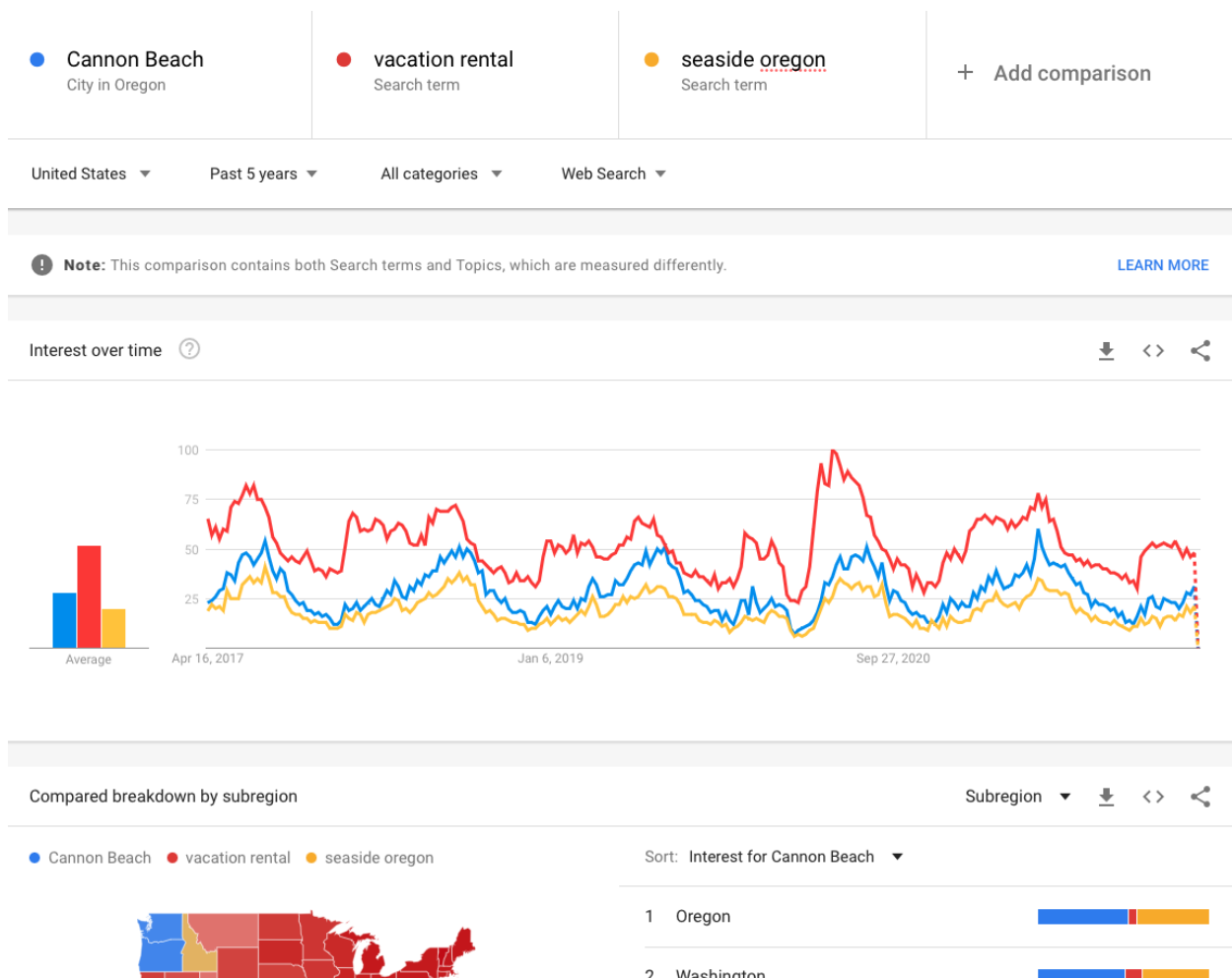
<sup>1</sup> The Oregonian - Oregon Coast p. A6 "Clatsop County considering strict limits for vacation rentals"

<sup>2</sup> The Astorian - Opinions p.A4 "Swiss Cheese" - Charles Dice, Tuesday April 5. 2022

This entire debate is being steered by the selfish motives of a very small number of county residents who wish to establish a private community within the boundaries of one of the largest and most popular Oregon state parks. Their actions go far beyond establishing good neighbor practices and come at the expense of the livelihood and quality of life for residents of the entire county.

Our tourism industry and thereby vacation rental opportunities support Oregon based businesses that employ local people in retail shops, restaurants, property management companies. Housekeepers, landscapers, contractors and other service providers all rely on economic vitality generated from vacation properties. These same full time residents will be required to cover the loss of tax revenue, currently estimated to be over \$500,000 annually.

The chart below generated by entering the keywords “vacation rental”, “Cannon Beach” and “Seaside Oregon” into the Google Trends website (trends.google.com), illustrates the relationship between interest in STRs and two of the most important tourist destinations in Clatsop County.



Google Trends search dated 4/12/22

What this graphic shows, is that Cannon Beach and Seaside follow the same trendline for people searching for vacation rentals worldwide. These Clatsop County destinations are synonymous with the most current trend in vacation accommodations.

I implore the board to interject sound rational judgment into this contentious issue and to strive toward workable solutions that are fair and beneficial to all Clatsop County residents.

With kindest regards,

A handwritten signature in dark ink, appearing to read "Ron Cox", with a stylized, cursive script.

Ron Cox

Falcon Cove